

066.0

0005

0002.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,001,900 / 1,001,900

APPRAISED: 1,001,900 / 1,001,900

USE VALUE: 1,001,900 / 1,001,900

ASSESSED: 1,001,900 / 1,001,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
10		RADCLIFFE RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: ANTAB LISA	
Owner 2: BENNETT VICTORIA	
Owner 3:	

Street 1: 10 RADCLIFFE RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: VALLARELLI JANICE M -	
Owner 2: -	

Street 1: 10 RADCLIFFE RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:

Postal: 02474	
---------------	--

NARRATIVE DESCRIPTION	
This parcel contains .131 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Aluminum Exterior and 2947 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes

101	One Family		5685	Sq. Ft.	Site			0	70.	1.04	12									413,386							413,400
-----	------------	--	------	---------	------	--	--	---	-----	------	----	--	--	--	--	--	--	--	--	---------	--	--	--	--	--	--	---------

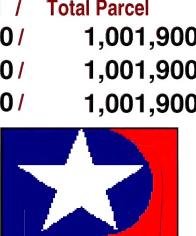
**IN PROCESS APPRAISAL SUMMARY**

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct
Use Code							User Acct			42457
101							GIS Ref			Patriot Properties Inc.
5685.000							GIS Ref			
577,500							Insp Date			09/13/18
11,000							Entered Lot Size			
413,400							Total Land:			
1,001,900							Land Unit Type:			
Source: Market Adj Cost							Parcel ID			066.0-0005-0002.A
Total Card							Date			12/23/2021
0.131							Year end			
Total Parcel							Year End Roll			12/10/2020
0.131							Year End Roll			12/18/2019
577,500							810,400 Year End Roll			1/3/2019
11,000							801,500 Year End Roll			12/20/2017
413,400							754,200 Year End Roll			1/3/2017
339.95							724,700 Year End			1/4/2016
/Parcel: 339.95							673,700 Year End Roll			12/11/2014

PREVIOUS ASSESSMENT							Parcel ID			PAT ACCT.	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	577,500	11000	5,685.	413,400	1,001,900		Year end	12/23/2021	
2021	101	FV	561,000	11000	5,685.	413,400	985,400		Year End Roll	12/10/2020	
2020	101	FV	561,000	11000	5,685.	413,400	985,400		Year End Roll	12/18/2019	
2019	101	FV	415,000	11500	5,685.	383,900	810,400		Year End Roll	1/3/2019	
2018	101	FV	406,100	11500	5,685.	383,900	801,500		Year End Roll	12/20/2017	
2017	101	FV	406,100	11500	5,685.	336,600	754,200		Year End Roll	1/3/2017	
2016	101	FV	406,100	11500	5,685.	307,100	724,700		Year End	1/4/2016	
2015	101	FV	390,200	11800	5,685.	271,700	673,700		Year End Roll	12/11/2014	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date												Date	Result	By	Name		
10/6/1995												9/13/2018	MEAS&NOTICE	PH	Patrick H		
586																	
14,500												1/10/2009	Meas/Inspect	372	PATRIOT		
REM/KIT ADD 8X8 MD																	
12/3/2008												MM	Mary M				
MLS												8/9/2007	MLS	HC	Helen Chinal		
10/6/1999												267	Meas/Inspect	PATRIOT			
3/1/1992												PM	Peter M				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
-------	--------------------------------	---	---	---



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																																																																						
Type: 6 - Colonial	2H - 2 & 1/2 Sty	Full Bath: 2	Rating: Very Good	A Bath: 1	Rating: Very Good																																																																																																													
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:	A 3QBth:	Rating:																																																																																																													
Foundation: 3 - BrickorStone	Frame: 1 - Wood	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:																																																																																																													
Prime Wall: 3 - Aluminum	Sec Wall:	OthrFix:	Rating:																																																																																																															
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	<b>OTHER FEATURES</b>		Kits: 1	Rating: Very Good																																																																																																													
Color: TAN	View / Desir:	A Kits:	Rating:	A Frpl:	Rating: Very Good																																																																																																													
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																																																																																																													
Grade: C+ - Average (+)	Year Blt: 1929	Eff Yr Blt:	Const Mod:																																																																																																															
Alt LUC:	Alt %:	Location:																																																																																																																
Jurisdict:	Fact: .	Total Units:																																																																																																																
Lump Sum Adj:				Floor:	% Own:																																																																																																													
INTERIOR INFORMATION				Name:																																																																																																														
Avg Ht/FL: STD				<b>DEPRECIATION</b>																																																																																																														
Prim Int Wal	2 - Plaster	Phys Cond: VG - Very Good	4.6 %																																																																																																															
Sec Int Wall:	%	Functional:	%																																																																																																															
Partition: T - Typical		Economic:	%																																																																																																															
Prim Floors: 3 - Hardwood		Special:	%																																																																																																															
Sec Floors: 4 - Carpet	25 %	Override:	%																																																																																																															
Bsmnt Flr:	12 - Concrete	Total: 4.6 %																																																																																																																
Subfloor:		CALC SUMMARY																																																																																																																
Bsmnt Gar:		Basic \$ / SQ:	130.00																																																																																																															
Electric: 3 - Typical		Size Adj.: 1.11542547																																																																																																																
Insulation: 2 - Typical		Const Adj.: 0.99742496																																																																																																																
Int vs Ext: S		Adj \$ / SQ: 144.632																																																																																																																
Heat Fuel: 2 - Gas		Other Features: 138000																																																																																																																
Heat Type: 3 - Forced H/W		Grade Factor: 1.10																																																																																																																
# Heat Sys: 1		NBHD Inf: 1.00000000																																																																																																																
% Heated: 100	% AC:	NBHD Mod:																																																																																																																
Solar HW: NO	Central Vac: NO	LUC Factor: 1.00																																																																																																																
% Com Wal	% Sprinkled	Adj Total: 605322																																																																																																																
MOBILE HOME				Juris. Factor:	AvRate:	Ind. Val:																																																																																																												
SPEC FEATURES/YARD ITEMS																																																																																																																		
<b>PARCEL ID</b> 066-0-0005-0002.A																																																																																																																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value																																																																																																	
A2	WOOD SHD	D	Y	1	10X10	A	AV	1995	8.00	T	19.2	101			600		600																																																																																																	
12	Pool-Gunite	D	Y	1	17X34	A	AV	1995	22.22	T	19.2	101			10,400		10,400																																																																																																	
More: N	Total Yard Items:	11,000		Total Special Features:										Total:	11,000																																																																																																			
<b>RESIDENTIAL GRID</b> <table border="1"> <tr> <td>1st Res Grid</td><td>Desc: Line 1</td><td># Units 1</td> </tr> <tr> <td>Level</td><td>FY LR DR D K FR RR BR FB HB L O</td><td></td> </tr> <tr> <td>Other</td><td></td><td></td> </tr> <tr> <td>Upper</td><td></td><td></td> </tr> <tr> <td>Lvl 2</td><td></td><td></td> </tr> <tr> <td>Lvl 1</td><td></td><td></td> </tr> <tr> <td>Lower</td><td></td><td></td> </tr> <tr> <td>Totals</td><td>RMS: 8 BRs: 4 Baths: 2 HB 1</td><td></td> </tr> </table>																1st Res Grid	Desc: Line 1	# Units 1	Level	FY LR DR D K FR RR BR FB HB L O		Other			Upper			Lvl 2			Lvl 1			Lower			Totals	RMS: 8 BRs: 4 Baths: 2 HB 1																																																																												
1st Res Grid	Desc: Line 1	# Units 1																																																																																																																
Level	FY LR DR D K FR RR BR FB HB L O																																																																																																																	
Other																																																																																																																		
Upper																																																																																																																		
Lvl 2																																																																																																																		
Lvl 1																																																																																																																		
Lower																																																																																																																		
Totals	RMS: 8 BRs: 4 Baths: 2 HB 1																																																																																																																	
<b>CONDO INFORMATION</b> <table border="1"> <tr> <td>Location:</td> </tr> <tr> <td>Total Units:</td> </tr> <tr> <td>Floor:</td> </tr> <tr> <td>% Own:</td> </tr> <tr> <td>Name:</td> </tr> </table>																Location:	Total Units:	Floor:	% Own:	Name:																																																																																														
Location:																																																																																																																		
Total Units:																																																																																																																		
Floor:																																																																																																																		
% Own:																																																																																																																		
Name:																																																																																																																		
<b>REMODELING</b> <b>RES BREAKDOWN</b> <table border="1"> <tr> <td>Exterior:</td> <td>No Unit</td><td>RMS</td><td>BRS</td><td>FL</td> </tr> <tr> <td>Interior:</td> <td>1</td><td>8</td><td>4</td><td>M</td> </tr> <tr> <td>Additions:</td> <td></td><td></td><td></td><td></td> </tr> <tr> <td>Kitchen:</td> <td></td><td></td><td></td><td></td> </tr> <tr> <td>Baths:</td> <td></td><td></td><td></td><td></td> </tr> <tr> <td>Plumbing:</td> <td></td><td></td><td></td><td></td> </tr> <tr> <td>Electric:</td> <td></td><td></td><td></td><td></td> </tr> <tr> <td>Heating:</td> <td></td><td></td><td></td><td></td> </tr> <tr> <td>General:</td> <td colspan="4">Totals</td> </tr> <tr> <td></td> <td>1</td><td>8</td><td>4</td><td></td> </tr> </table>																Exterior:	No Unit	RMS	BRS	FL	Interior:	1	8	4	M	Additions:					Kitchen:					Baths:					Plumbing:					Electric:					Heating:					General:	Totals					1	8	4																																																		
Exterior:	No Unit	RMS	BRS	FL																																																																																																														
Interior:	1	8	4	M																																																																																																														
Additions:																																																																																																																		
Kitchen:																																																																																																																		
Baths:																																																																																																																		
Plumbing:																																																																																																																		
Electric:																																																																																																																		
Heating:																																																																																																																		
General:	Totals																																																																																																																	
	1	8	4																																																																																																															
<b>SUB AREA</b> <b>SUB AREA DETAIL</b> <table border="1"> <tr> <td>Code</td><td>Description</td><td>Area - SQ</td><td>Rate - AV</td><td>Undepr Value</td><td>Sub Area</td><td>% Usbl</td><td>Descrip</td><td>% Type</td><td>Qu</td><td># Ten</td> </tr> <tr> <td>FFL</td><td>First Floor</td><td>968</td><td>144.630</td><td>140,004</td><td>BMT</td><td>100</td><td>GFB</td><td></td><td>80</td><td>V</td> </tr> <tr> <td>BMT</td><td>Basement</td><td>864</td><td>95.460</td><td>82,475</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>SFL</td><td>Second Floor</td><td>736</td><td>144.630</td><td>106,449</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>TQS</td><td>3/4 Story</td><td>552</td><td>144.630</td><td>79,837</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>PAT</td><td>Patio</td><td>144</td><td>4.840</td><td>697</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>OPF</td><td>Open Porch</td><td>72</td><td>39.320</td><td>2,831</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td colspan="4">Net Sketched Area: 3,336</td><td>Total: 412,293</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>Size Ad</td><td>2256</td><td>Gross Area</td><td>3520</td><td>FinArea</td><td>2947</td><td></td><td></td><td></td><td></td><td></td> </tr> </table>																Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	FFL	First Floor	968	144.630	140,004	BMT	100	GFB		80	V	BMT	Basement	864	95.460	82,475							SFL	Second Floor	736	144.630	106,449							TQS	3/4 Story	552	144.630	79,837							PAT	Patio	144	4.840	697							OPF	Open Porch	72	39.320	2,831							Net Sketched Area: 3,336				Total: 412,293							Size Ad	2256	Gross Area	3520	FinArea	2947					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																																																																																																								
FFL	First Floor	968	144.630	140,004	BMT	100	GFB		80	V																																																																																																								
BMT	Basement	864	95.460	82,475																																																																																																														
SFL	Second Floor	736	144.630	106,449																																																																																																														
TQS	3/4 Story	552	144.630	79,837																																																																																																														
PAT	Patio	144	4.840	697																																																																																																														
OPF	Open Porch	72	39.320	2,831																																																																																																														
Net Sketched Area: 3,336				Total: 412,293																																																																																																														
Size Ad	2256	Gross Area	3520	FinArea	2947																																																																																																													
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b> 																																																																																																																		